

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

TIME AND PLACE OF MEETING

A regular meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on April 2, 2013 beginning at 7:30 pm.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-5) was provided on December 3, 2012 of this meeting's date, time, place and an agenda was mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice and filed with the Municipal Clerk.

CALL TO ORDER

With a quorum present, Ms. Marlowe, HPC Chair, called the meeting to order.

MEMBERS IN ATTENDANCE

Mr. Girardet, Ms. Marlowe, Mr. Szabo, Mr. Williams, and Mr. Ziegler.

MINUTES

The minutes of the March 19, 2013 meeting was reviewed and approved with minor changes, a motion by Ms. Marlowe, second by Mr. Ziegler, all in favor. Record will reflect that Mr. Girardet and Mr. Williams were recused.

APPLICATIONS

32 Maplewood Avenue (B33, L18) In Historic District, Classified C; homeowners Mr. Jonathan Rosenberg and Ms. Linda Heath returned for their roof application. Mr. Rosenberg filled everyone in explaining that their roof is in an emergency situation. Photos recently taken from the roof level by Mr. Rosenberg were presented and will be placed in the HPC file. The front main section of the house has a metal roof (east and west elevations) with a box gutter on the front elevation. Two back roof additions are covered with a modified bitumen membrane. The back two story addition has a yankee gutter installed and the one level addition has a hanging gutter.

Ms. Marlowe and Mr. Greg Farrington visited the site on March 20, 2013. It was conveyed that the roof needs immediate attention. There is no way to access the attic area where the main roof meets the two story addition. The owners stated that their roofer has tried to repair this area by patching over the years but the leaks still occur.

The owners talked with their roofer who supplied a metal roof sample to roof the main section of the house which was presented at the meeting along with an installation quote. Mr. Williams informed the owners that the presented material is an agricultural material for roofing outbuildings such as barns and not typically used on residential structures. The existing roof is a flat seam roof. Ms. Heath explained that not one roof contractor that they contacted would install a metal seam roof. Mr. Williams is aware of two qualified roofers who install metal roofs. Installation of a metal roof takes skill and not all roofers know the technique. Mr. Williams asked about the front boxed gutter. Mr. Rosenberg would like to keep the box gutter if possible. Mr. Williams stated that the agricultural metal roof material could not be transitioned to work with the existing gutter.

The front of the house is the only visible section that has a public view. HPC is charged with preservation according to §93. The owners are working with HPC regarding the metal material but there are considerations. A possible option to re-roofing the front part of the house with metal roof and apply a different material on the back side was discussed. HPC is looking for realistic solutions regarding this application. The owners prefer to install the same material on the front and back roof on the main house.

Mr. Williams read aloud a section from: §93-7 C; *the commission shall be guided by the principles of the current version of the Secretary of Interior Standards (SOIS) for Rehab and SOIS for the*

Treatment of Historical Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings. He then read: §93-7 E (11) *Roofs (c); built-in gutters that are integrated into the design of the eaves and cornices shall be maintained. External gutters that are hung at the edge of the roof shall not be permitted on structures with built-in gutters. Where permitted, hung gutters shall be installed so as not to interfere with architectural detail. The use, shape and construction of the gutters should be appropriate to the period of the structure.* He feels that there are two solutions: 1.) is to replace the existing roof with shingles and use a typical hung gutter or 2.) if a metal roof is the material, then it must be installed per the standards. The proposed agriculture metal material is not an applicable roofing material for residential and finding an experienced installer is not easy. Nor can the proposed material be used with the existing built-in gutters so they will need to be removed or replaced. This is the first flat seam metal roof that has come before HPC. HPC strives to be consistent when replacing historic roofs.

The benefit for other roofing materials, such as slate, is there are synthetic materials but no synthetic metal roof material exists. HPC realizes that the re-roofing of the structure must be done soon. Since a suitable replacement material is not doable, HPC feels that a plain simple 3 tab shingle would be appropriate for this project. HPC feels that ½ round gutters would be more suitable than K gutter style. Homeowner will select a shingle and email secretary the information which will be passed along for review.

A roll call to approve this application using a plain simple 3 tab shingle with ½ round gutter on front of house was taken: AYES; Mr. Girardet, Ms. Marlowe, Mr. Szabo, Mr. Williams, and Mr. Ziegler.

50 North Main Street (B32, 18) In Historic District, Classified C-; Mr. Marty Coffey was present to discuss the submitted fence application. Proposed is to install a 6'H x 25'L solid wood fence that would separate the open view of the neighboring back parking lot from their back yard and a 5'H x 50'L (approximately) 50% solid are proposed. The wood fence will be installed on the north elevation and stained white.

Roll call to approve this application as submitted was taken: AYES; Mr. Girardet, Ms. Marlowe, Mr. Szabo, Mr. Williams, and Mr. Ziegler.

82 North Main Street (B29, L7) In Historic District, Classified C+; Ms. Marlowe informed the members of HPC who were not present of this application and details. Application was received in the HPC office and a determination must be made 45 business days after receipt.

The original front porch decorative elements were removed prior to making application to HPC. During the March 5th HPC meeting, the homeowner Ms. Scott attended and stated that the spindled frieze and original hand and foot rails and spindled balusters were removed and discarded when work was being performed due their rotten condition.

HPC expressed their apprehension for setting precedent and suggested that the owner investigate other homes style and spacing of balustrades. Once this information has been received, HPC would review it. The requested information and photographs of area porches, all with the squared balustrades, was received on March 19th. Ms. Marlowe reviewed the information.

- The first 2 photos are of a porch located on (#9) Park Place. It is noted that this home is of a different architectural style.
- The third photo is located on (#8) Maplewood Avenue shows the turned columns with the base boxed in. An arrow pointing to the bases in this photo states that the base caps can be modeled to include a sloped top. It is not known if these columns are original or base work was done. The step railing is known to be new.
- A photo of the house on the corner of Scott Ave. and (#14) North Main is of a different architectural style and era.
- Photo of another home identified as 16 North Main Street but located Maplewood Ave. shows two columns. Interestingly, one of the two columns in the photo is a turned (not boxed at base) design. The other is square shaped, not turned. The balustrades are square.
- Photo of the house near funeral home shows turned columns with square balustrades.

- This final photo is of the current conditions of 82 North Main Street front porch. Photo of subject supplied photo her porch giving a summary of work done to date.

Of the several photos supplied, only one is of a similar style. Identified as 16 North Main Street, actual location is on Maplewood, two different style columns are in the photo, one is a turned post and the other is a square post. A photo of 18 North Main Street front porch shows turned posts, not as ornate and without the boxed-in affect; the hand and foot rails are larger in scale.

After much discussion of the porch, it was stated that the homeowner was aware of the HPC process given that a welcoming letter was mailed to them as new residents to Cranbury and living within the HD. Recently, an addition was added to the rear of the house with a need to come before HPC for approval prior to commencing the project. The owners displayed sensitivity to living within the HD. A copy of the National Park Service #45 Preserving Historic Wood Porches was delivered in January 2013. Changing the front porch architectural elements (frieze and turned balusters) after discovering that all of them were rotted should have prompted the homeowners to come before HPC prior to the discarding any elements to seek advice. A repair is to replace like with like. Replacement balusters can be obtained from a few lumber stores. This application does not meet the standards as Township Code §93-7 E (15) and as the SOIS stipulate. A minor detail is the replaced beaded board on the porch ceiling which is a sheet of plywood simulated.

A roll call to approve this application as submitted with the work performed: **NAY**; Mr. Girardet, Ms. Marlowe, Mr. Szabo, Mr. Williams, and Mr. Ziegler

NEW BUSINESS

Ms. Marlowe presented the 2012 Yearend report to Township Committee on March 26th.

Dam project: Ms. Marlowe attended a meeting on the Brainerd Lake Dam project by a verbal invite from the New Jersey State Historic Preservation Office on April 2nd. Ms. Marlowe said that SHPO had questions regarding the spillway replacement dates.

A packet from the United States Dept. of Interiors, National Park Service was received at Ms. Marlowe's home address. This questionnaire was given to the secretary and shall be placed on the next HPC agenda.

HPC was made aware that there will be a vacancy on the board. A letter of resignation will be forthcoming.

OLD BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Williams, second by Mr. Ziegler and carried, the meeting was thereupon adjourned at 9:10 pm.

CERTIFICATE OF SECRETARY

I, undersigned, do hereby certify;

That I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission and,

That the foregoing minutes of the Historic Preservation Commission, held on April 2, 2013 consisting of 3 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 16th day of April 2013.

Linda M. Scott, Recording Secretary